

TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTOR(S)	DATE EXECUTED	TRUST DEED BOOK	PAGE(S)
Terrilea T. Pittack	February 3, 1981	269	193

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Trustee caused a due notice to be published in the DeSoto Times, a newspaper published in the City of Hernando, said County and State, and on June 7, 1984, posted a like notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on July 2, 1984, be sold at public auction at the front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of June 7, June 14, June 21, and June 28, 1984.

And said lands having been by said Trustee on July 2, 1984, at 11:45 AM, in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and United States of America, having been the highest bidder therefor and having bid the sum of THIRTY FOUR THOUSAND, TWO HUNDRED AND NO/100 Dollars (\$ 34,200.00), the said United States of America was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Nancy J. Lewis, as Substitute Trustee, do hereby convey and sell to the said United States of America, the following described land situated in DeSoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

DeSoto

Lot 396, Section E, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 12, Pages 19 and 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subject to the following exceptions:

1. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 19 and 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.
2. Right of Way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972; a five foot utility easement along the sides and rear property lines as recorded in Book 100, Page 378; right of way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated August 3, 1972; a five foot easement adjacent to west property line as recorded in Book 100, Page 329, in the office of the Chancery Clerk of DeSoto County, Mississippi.
3. Rights of way and easements for public roads and public utilities.
4. Subdivision and zoning regulations in effect in DeSoto County, Mississippi.
5. Mechanics' and materialmen's liens not shown on record.
6. Any unrecorded rights of way and/or easements.
7. An accurate and up to date survey of said premises and to any easements and/or encroachments as might be shown by such survey.
8. Taxes for the year 1981, due and payable January, 1982.

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being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

IN WITNESS WHEREOF, I have caused these presents to be signed the 3rd day of July 19 84.

Nancy J. Lewis
Substitute Trustee
Duly authorized to act in the premises by instrument dated February 10, 1984, and recorded in Book 1, Page 3, of the records of the aforesaid County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

Personally appeared before me, Lola H. Robison, a Notary Public in and for the County and State aforesaid, Nancy J. Lewis, Substitute Trustee, who acknowledged that she signed and delivered the foregoing Trustee's Deed on the day and year therein mentioned.

Given under my hand this 3rd day of July 1984.



My Commission Expires:
My Commission Expires July 23, 1987

Lola H. Robison
(Signature)

Notary Public
(Title)

Grantor: Nancy J. Lewis, Trustee for the United States
(Name of Trustee)
acting through the Farmers Home Administration P.O. Box 246, Hernando, MS 38632
(Address)

Grantee: United States of America (Farmers Home Administration)
P.O. Box 246, Hernando, MS 38632

AFFIDAVITS OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DeSoto)

Personally appeared before me, the undersigned authority in and for the aforesaid County and State, William Bailey, Publisher of the DeSoto Times, a newspaper published in the City of Bernando, in said County and State, who on oath deposes and says that the publication, of which the annexed slip is a true copy, was published in said newspaper for four consecutive weeks, to-wit:

In Vol. <u>89</u>	No. <u>23</u>	Dated <u>June 7 '84</u>
In Vol. <u>89</u>	No. <u>24</u>	Dated <u>June 14 '84</u>
In Vol. <u>89</u>	No. <u>25</u>	Dated <u>June 21 '84</u>
In Vol. <u>89</u>	No. <u>26</u>	Dated <u>June 28 '84</u>

William Bailey
Publisher

Subscribed and sworn to before me this 29th day of June 19 84.

(SEAL)
My Commission Expires:
11/31/87

Georgia L. Pallone
Notary Public

(Attach copy of Notice of Sale published in newspaper)

STATE OF MISSISSIPPI)
COUNTY OF _____) SS:

Nancy J. Lewis, being first duly sworn on oath, deposes and says that she is the County Supervisor for the Farmers Home Administration, United States Department of Agriculture; that on June 7, 1984, as Substitute Trustee, she posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, she was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that she acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, she sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:45 AM on July 2, 1984, at the front door of the County Courthouse in the aforesaid County where said

NOTICE OF SALE

WHEREAS, the United States of America, acting by and through the Farmers Home Administration, United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned and covering certain real estate hereinafter described located in DeSoto County, Mississippi, said deed(s) of trust being duly recorded in the office of the Chancery Clerk in and for said County and State:

GRANTOR(S) - Terrilea T. Pittack; DATE EXECUTED - February 3, 1981; TRUST DEED BOOK - 269; PAGE(S) - 193.

WHEREAS, default has occurred in the payment of the indebtedness secured by said deed(s) of trust, and the United States of America, as Beneficiary, has authorized and instructed me as Substitute Trustee, to foreclose said deed(s) of trust by advertisement and sale at public auction in accordance with the statutes made and provided therefor.

THEREFORE, notice is hereby given that pursuant to the power of sale contained in said deed(s) of trust and in accordance with the statutes made and provided therefor, the said deed(s) of trust will be foreclosed and the property covered thereby and hereinafter described will be sold at public auction to the highest bidder for cash at the front door of the county courthouse in the town of Hernando, Mississippi, in the aforesaid County at 11:45 AM, on July 2, 1984, to satisfy the indebtedness now due under and secured by said deed(s) of trust.

The premises to be sold are described as:

Lot 396, Section E, Twin Lakes Subdivision, situated in Section 8, Township 2 South, Range 8 West, as shown on plat of record in Plat Book 12, Pages 19 and 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.

Subject to the following exceptions:

1. Easements, subdivision restrictions and building lines as shown on plat of record in Plat Book 12, Pages 19 and 20, in the office of the Chancery Clerk of DeSoto County, Mississippi.
2. Right of Way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated September 5, 1972; a five foot utility easement along the sides and rear property lines as recorded in Book 100, Page 378; right of way instrument executed by DeSoto Development Corporation to Mississippi Power & Light Company, dated August 3, 1972; a five foot easement adjacent to west property line as recorded in Book 100, Page 329, in the office of the Chancery Clerk of DeSoto County, Mississippi.
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4. Subdivision and zoning regulations in effect in DeSoto County, Mississippi.
5. Mechanics' and materialmen's liens not shown on record.
6. Any unrecorded rights of way and/or easements.
7. An accurate and up to date survey of said premises and to any easements and/or encroachments as might be shown by such survey.
8. Taxes for the year 1981, due and payable January, 1982.

June 7, 1984
Date

Nancy J. Lewis
Substitute Trustee
Duly authorized to act in the premises by instrument dated February 10, 1984, and recorded in Book 1, Page 3, of the records of the aforesaid County and State.

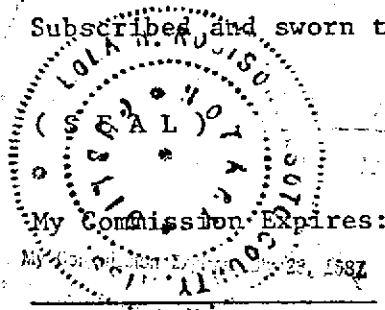
June 7, 14, 21, 28, 1984

premises are situated; and that said premises were then and there purchased by United States of America for the sum of \$ 34,200.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of her knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Nancy J. Lewis

Subscribed and sworn to before me this 6th date of July 1984.

Lola H. Robinson
Notary Public



Filed @ 10:00 AM, Oct. 12, 1984
Recorded in Book 174 Page 118
H. G. Ferguson, Clerk